

PLAT OF SURVEY

PARCEL DESCRIPTION

THAT PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF A ROAD RUNNING EAST AND WEST THROUGH SAID NORTHWEST QUARTER AS IT EXISTED ON NOVEMBER 12, 1935 (CAMPANA ROAD) WITH THE ORIGINAL CENTERLINE OF THE GENEVA AND BATAVIA HIGHWAY, ALSO KNOWN AS ILLINOIS STATE ROUTE NO. 31; THENCE SOUTH 89 DEGREES 14 MINUTES WEST ALONG THE CENTERLINE OF SAID CAMPANA ROAD 1000.0 FEET; THENCE NORTH 4 DEGREES 30 MINUTES EAST PARALLEL WITH THE ORIGINAL CENTERLINE OF SAID GENEVA AND BATAVIA HIGHWAY 33.14 FEET TO THE NORTH LINE OF A TRACT OF LAND CONVEYED TO THE COUNTY OF KANE BY DOCUMENT 1186618 FOR A POINT OF BEGINNING, THENCE CONTINUING NORTH 4 DEGREES 30 MINUTES EAST PARALLEL WITH SAID ORIGINAL CENTERLINE 868.91 FEET TO THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID RIGHT OF WAY 989.84 FEET TO A LINE DRAWN PARALLEL WITH AND 51.0 FEET WESTERLY OF SAID ORIGINAL CENTERLINE (MEASURED AT RIGHT ANGLES THERETO); THENCE SOUTH 4 DEGREES 30 MINUTES WEST PARALLEL WITH SAID ORIGINAL CENTERLINE 430.86 FEET TO A NORTHWESTERLY LINE OF SAID TRACT CONVEYED BY DOCUMENT 1186618; THENCE SOUTH 46 DEGREES 52 MINUTES WEST ALONG SAID NORTHWESTERLY LINE 71.77 FEET TO AN ANGLE IN SAID NORTHWESTERLY LINE; THENCE SOUTH 89 DEGREES 14 MINUTES WEST ALONG THE NORTH LINE OF SAID TRACT 900.21 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART DESCRIBED AS FOLLOWS): COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF A ROAD RUNNING EAST AND WEST THROUGH SAID NORTHWEST QUARTER AS IT EXISTED ON NOVEMBER 12, 1935 (CAMPANA ROAD) WITH THE ORIGINAL CENTERLINE OF GENEVA AND BATAVIA HIGHWAY, ALSO KNOWN AS ILLINOIS STATE ROUTE NO. 31; THENCE SOUTH 89 DEGREES 14 MINUTES WEST ALONG THE CENTERLINE OF SAID CAMPANA ROAD 1000.0 FEET; THENCE NORTH 4 DEGREES 30 MINUTES EAST PARALLEL WITH THE ORIGINAL CENTERLINE OF SAID GENEVA AND BATAVIA HIGHWAY 33.14 FEET TO THE NORTH LINE OF A TRACT OF LAND CONVEYED TO THE COUNTY OF KANE BY DOCUMENT 1186618 FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 4 DEGREES 30 MINUTES EAST PARALLEL WITH SAID ORIGINAL CENTERLINE 384 FEET; THENCE NORTH 89 DEGREES 14 MINUTES EAST PARALLEL WITH SAID NORTH LINE 154 FEET; THENCE SOUTH 4 DEGREES 30 MINUTES WEST 384 FEET TO SAID NORTH LINE; THENCE SOUTH 89 DEGREES 14 MINUTES WEST ALONG SAID NORTH LINE 154 FEET TO THE POINT OF BEGINNING, ALSO (EXCEPTING THAT PART DESCRIBED AS FOLLOWS): COMMENCING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF A ROAD RUNNING EAST AND WEST THROUGH SAID NORTHWEST QUARTER AS IT EXISTED ON NOVEMBER 12, 1935 (CAMPANA ROAD) WITH THE ORIGINAL CENTERLINE OF THE GENEVA AND BATAVIA HIGHWAY, ALSO KNOWN AS ILLINOIS STATE ROUTE NO. 31; THENCE SOUTH 89 DEGREES 14 MINUTES WEST ALONG THE CENTERLINE OF SAID CAMPANA ROAD 1000.0 FEET; THENCE NORTH 4 DEGREES 30 MINUTES EAST PARALLEL WITH THE ORIGINAL CENTERLINE OF SAID GENEVA AND BATAVIA HIGHWAY 33.14 FEET TO THE NORTH LINE OF A TRACT OF LAND CONVEYED TO THE COUNTY OF KANE BY DOCUMENT 1186618; THENCE CONTINUING NORTH 4 DEGREES 30 MINUTES EAST PARALLEL WITH SAID ORIGINAL CENTERLINE 384 FEET; THENCE NORTH 89 DEGREES 14 MINUTES EAST PARALLEL WITH SAID NORTH LINE OF A TRACT OF LAND CONVEYED TO THE COUNTY OF KANE BY DOCUMENT 1186618 154 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 85 DEGREES 17 MINUTES 08 SECONDS EAST 104.65 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 50 SECONDS WEST 172.25 FEET; THENCE SOUTH 53 DEGREES 02 MINUTES 40 SECONDS EAST 75.25 FEET; THENCE SOUTH 4 DEGREES 30 MINUTES WEST 154.78 FEET TO SAID NORTH LINE OF A TRACT OF LAND CONVEYED TO THE COUNTY OF KANE BY DOCUMENT 1186618; THENCE SOUTH 89 DEGREES 14 MINUTES WEST ALONG SAID NORTH LINE 181.34 FEET; THENCE NORTH 4 DEGREES 30 MINUTES EAST PARALLEL WITH SAID ORIGINAL CENTERLINE OF THE GENEVA AND BATAVIA HIGHWAY 384.00 FEET TO THE POINT OF BEGINNING, IN THE CITY OF BATAVIA, KANE COUNTY, ILLINOIS.

SURVEYOR'S NOTES

MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS ENCLOSED IN () INDICATE RECORD OR DEED DATA. ALL OTHER DIMENSIONS ARE MEASURED, OR RECORD EQUALS MEASURED.

FIP = FOUND IRON PIPE (☉ AS SHOWN)
FIR = FOUND IRON ROD

A PRELIMINARY TITLE COMMITMENT WAS NOT FURNISHED TO CEMCON, LTD. FOR USE IN PREPARATION OF THIS PLAT. THEREFORE, ADDITIONAL EASEMENTS AND/OR SERVITUDES MAY AFFECT THE SUBJECT LOT.

THIS PLAT IS NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND IMPRESSED SEAL OR STAMP.

COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED OR CERTIFICATE OF TITLE. ALSO COMPARE ALL POINTS BEFORE BUILDING BY THE SAME, AND REPORT ANY DIFFERENCES TO THE SURVEYOR IMMEDIATELY.

THE BEARINGS SHOWN HEREON ARE BASED UPON NORTHERLY RIGHT OF WAY LINE OF FABYAN PARKWAY BEARING SOUTH 88°23'31" WEST. (KANE COUNTY NAD 83 DATUM)

FIELD WORK COMPLETED ON 5-17-17.

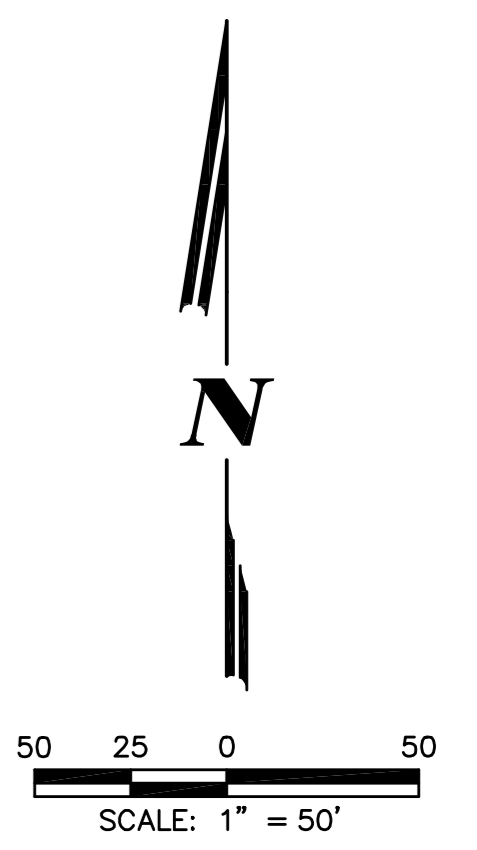
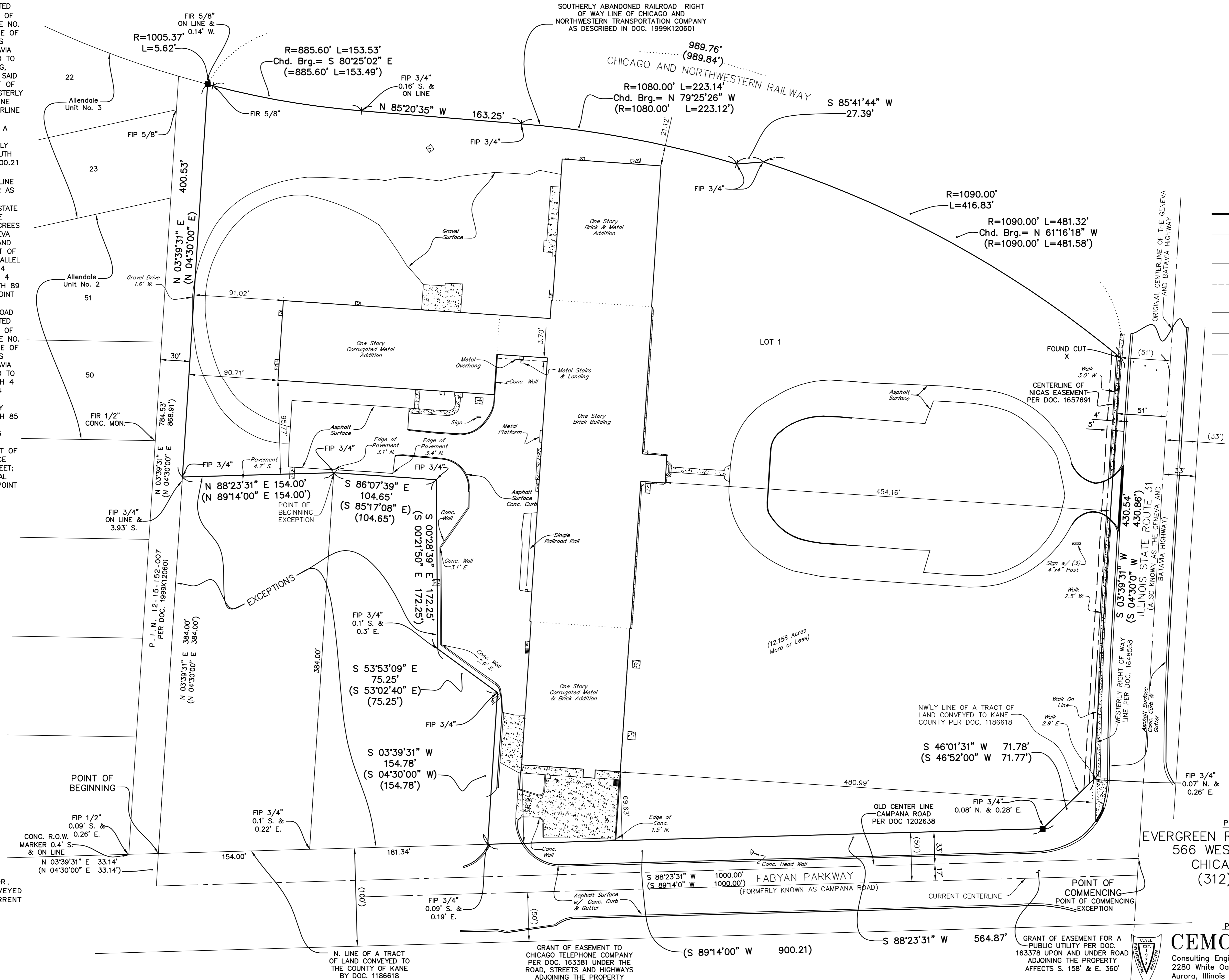
SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) SS.
COUNTY OF DU PAGE)

I, PETER A. BLAESER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED UNDER MY DIRECTION AND THAT THIS PLAT CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 24TH DAY OF MAY, A.D., 2017.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2018
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-002937,
EXPIRATION DATE IS APRIL 30, 2019



- ### LINE LEGEND
- PROPERTY LINE (Heavy Solid Line)
 - ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE (Light Solid Line)
 - - - BUILDING LINE (Long Dashed Lines)
 - - - EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
 - - - CENTERLINE (Single Dashed Lines)
 - - - QUARTER SECTION LINE (Double Dashed Lines)
 - - - SECTION LINE (Triple Dashed Lines)

- ### SYMBOL LEGEND
- x — FENCE LINE
 - ▒ CONCRETE SURFACE
 - — — DEPRESSED CURB

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COMPLETION DATE: 05-24-17 JOB NO.: 904.213

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